

(3) ANY EDUCATIONAL INSTITUTION SERVING PRIMARILY THE RESIDENTS OF A LOCAL COMMUNITY.

(I) "PLAN" MEANS THE STATE DEVELOPMENT PLAN OR ANY PART THEREOF, OR AMENDMENT, REVISION, OR CHANGE THERETO.

(J) "REGIONAL" MEANS INVOLVING OR AFFECTING MORE THAN ONE [[LOCAL GOVERNMENT]] COUNTY OR A COUNTY AND ANOTHER STATE, OR A COUNTY AND THE DISTRICT OF COLUMBIA.

(K) "SECRETARY" MEANS SECRETARY OF STATE PLANNING.

(L) "STATE POLICIES" MEAN THAT WHICH IS ENACTED AS LAW, OR EXECUTIVE ORDER.

2. FINDINGS, POLICY, AND PURPOSE.

(A) FINDINGS. - THE GENERAL ASSEMBLY FINDS THAT THE RAPID AND CONTINUED GROWTH OF THE STATE'S POPULATION, EXPANDING URBAN DEVELOPMENT, PROLIFERATING TRANSPORTATION SYSTEM, LARGE-SCALE INDUSTRIAL, ECONOMIC, AND RESIDENTIAL GROWTH, CONFLICTS IN PATTERNS OF LAND USE, FRAGMENTATION OF ULTIMATE RESPONSIBILITY FOR SOME LAND USE DECISIONS, AND THE INCREASED SIZE, SCALE, AND IMPACT OF SOME PRIVATE ACTIONS, HAVE CREATED A SITUATION IN WHICH LAND USE MANAGEMENT DECISIONS OF WIDE PUBLIC CONCERN ARE BEING MADE ON THE BASIS OF TRADITION, AND SHORT-TERM ECONOMIC CONSIDERATIONS, WITHOUT CLEARLY DEFINED POLICIES TO GUIDE DECISION MAKERS IN PERFORMING THEIR DUTIES, WITHOUT SUFFICIENT COORDINATION AMONG THE STATE AND LOCAL GOVERNMENT UNITS WHOSE ACTIVITIES AFFECT SUCH DECISIONS, WITHOUT ANY MECHANISM TO RESOLVE POLICY CONFLICTS AMONG GOVERNMENT UNITS PURSUANT TO A PREDOMINANT SET OF POLICIES OR PLANS, AND OTHER FACTORS WHICH MAY BE INCONSISTENT WITH THE BEST INTERESTS, HEALTH, GENERAL WELFARE AND SECURITY OF THE PEOPLE OF THE STATE.

THE GENERAL ASSEMBLY FURTHER FINDS THAT STATE AND LOCAL GOVERNMENTS ARE PROCEEDING TO DEVELOP COMPREHENSIVE LAND USE SYSTEMS WHICH WILL HAVE A MAJOR IMPACT ON CONTROLLING THE USE OF LAND WITHIN THE STATE, THAT THE ADMINISTRATION OF LAND USE POLICIES HAS BEEN AUGMENTED BY THE ESTABLISHMENT OF REGIONAL ARRANGEMENTS AND VOLUNTARY COORDINATION, THAT THE EFFECTIVENESS OF THESE SYSTEMS COULD BE GREATLY ENHANCED BY IMPROVED COORDINATION OF ACTIVITIES BETWEEN AND WITHIN THE LEVELS OF STATE AND LOCAL GOVERNMENT.

THE GENERAL ASSEMBLY FURTHER FINDS THAT THERE CONTINUES TO BE A NEED FOR THE FURTHER DEVELOPMENT AND IMPROVEMENT OF PLANNING ACTIVITIES AT THE STATE AND LOCAL LEVEL IN ORDER TO DEVELOP COMPREHENSIVE POLICIES AND PLANS, MONITOR THE PROGRESS AND EFFECT OF SUCH POLICIES AND PLANS, COORDINATE AND HARMONIZE THE ACTIVITIES OF THE